

179.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

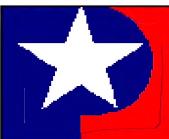
877,700 / 877,700

USE VALUE:

877,700 / 877,700

ASSESSED:

877,700 / 877,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
443		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TYRRELL NEIL	
Owner 2: WRIGHT KRISTINA	
Owner 3:	

Street 1: 443 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KNUTH MARY L ETAL/ TRUSTEES -

Owner 2: KNUTH-KINGSBURY 2016 TRUST -

Street 1: 443 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4678	Sq. Ft.	Site			0	70.	1.20	6									392,238						392,200	

Total AC/HA: 0.10739

Total SF/SM: 4678

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 392,238

Spl Credit

Total: 392,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

 Total Card / Total Parcel
 877,700 / 877,700
 877,700 / 877,700
 877,700 / 877,700

User Acct

 121594
 GIS Ref
 GIS Ref
 Insp Date
 07/17/18

 !14087!
 Prior Id # 1: 121594
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good	PDAS. OF = SINK IN BMT.
A Bath:	1	Rating: Very Good	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 1 HB

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1951
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	

Totals

1 7 4

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

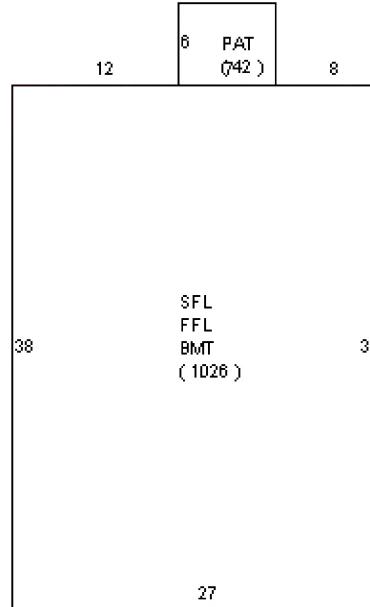
CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.16169596
Const Adj.:	1.00989902
Adj \$ / SQ:	152.515
Other Features:	102470
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508894
Depreciation:	23409
Depreciated Total:	485485

COMPARABLE SALES			
Rate	Parcel ID	Typ	Date

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.77
Special Features:	0	Val/Su Net:	155.61
Final Total:	485500	Val/Su SzAd:	236.60

SKETCH

Sum Area By Label :
 SFL = 1026
 FFL = 1026
 BMT = 1026
 PAT = 42

MOBILE HOME

Make:	
Model:	

Serial #	
Year:	

PARCEL ID 179.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:



AssessPro Patriot Properties, Inc